166.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	976,000 / 976,000
					USE VALUE:	976,000 / 976,000
					ASSESSED:	976,000 / 976,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAISLIN SETH A/GAMI D
Owner 2:	
Owner 3:	
Street 1:	36 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FALLON RUTH ELAYNE -
Owner 2:	TRS/RUTH FALLON TRUST -
Street 1:	36 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2358 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10007.000	497,100		478,900	976,000
Total Card	0.230	497,100		478,900	976,000
Total Parcel	0.230	497,100		478,900	976,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.91 /Parcel: 413.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109778

GIS Ref

GIS Ref

Insp Date 10/27/08

!12845!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	497,100	0	10,007.	478,900	976,000		Year end	12/23/2021
2021	101	FV	483,300	0	10,007.	478,900	962,200		Year End Roll	12/10/2020
2020	101	FV	482,900	0	10,007.	478,900	961,800	961,800	Year End Roll	12/18/2019
2019	101	FV	383,200	0	10,007.	478,900	862,100	862,100	Year End Roll	1/3/2019
2018	101	FV	383,200	0	10,007.	424,200	807,400	807,400	Year End Roll	12/20/2017
2017	101	FV	383,200	0	10,007.	355,800	739,000	739,000	Year End Roll	1/3/2017
2016	101	FV	383,200	0	10,007.	355,800	739,000	739,000	Year End	1/4/2016
2015	101	FV	364,800	0	10,007.	307,900	672,700	672,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:39:57

LAST REV

Date	Time
09/06/16	09:10:12
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12845

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALLON RUTH ELA	51101-327		4/29/2008		655,000	No	No		
FALLON RUTH ELA	39673-483		6/25/2003	Family	1	No	No		
FALLON RUTH /TR	39673-466		6/25/2003	Family	1	No	No		
FALLON RUTH E	31700-241		8/10/2000	Convenience	1	No	No		
CASSETTA NANCY	21938-203		4/14/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	109778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1279	New Wind	4,000		9/3/2015			Install 3 replacem
7/31/2012	956	Manual	3,793					INSULATION / AIR S
8/31/2011	1031	New Wind	2,479					
8/17/2006	692	Redo Kit	19,000	C		G8	GR FY08	
3/9/1992	68	Manual	600	C				WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
10/27/2008	Meas/Inspect	189	PATRIOT
12/8/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10007		Sq. Ft.	Site		0	70.	0.68	8			Topo	-5					478,942						478,900	

Total AC/HA:	0.22973	Total SF/SM:	10007	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,942	Spl Credit		Total:	478,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09529257
Const Adj.:	1.02979398
Adj $ / SQ:	152.270
Other Features:	100500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647244
Depreciation:	170872
Depreciated Total:	476371

COMMENTS

PDAS, ELEV 1 PASSENGER. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB 1

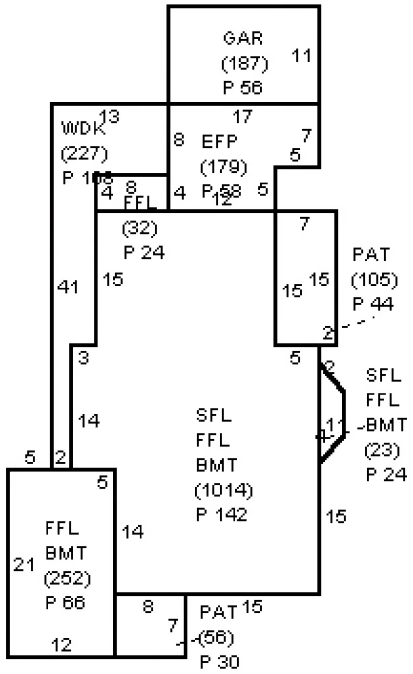
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



11

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	184.25
Special Features:	20700	Val/Su Net:	112.95
Final Total:	497100	Val/Su SzAd	210.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,321	152.270	201,149
BMT	Basement	1,289	45.680	58,883
SFL	Second Floor	1,037	152.270	157,904
WDK	Deck	227	10.720	2,432
GAR	Garage	187	29.210	5,463
EFP	Enclos Porch	179	43.700	7,822
PAT	Patio	161	4.720	759
	Net Sketched Area:	4,401	Total:	434,412
Size Ad	2358	Gross Area	4401	FinArea 2358

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	Elev-Pas	M	S	1	3	F	FR	1970	13,500.00	T	49	101			20,700			20,700

More: N | Total Yard Items: | Total Special Featues: 20,700 | Total: 20,700

PARCEL ID

166.0-0001-0007.0

IMAGE

AssessPro Patriot Properties, Inc